

The special called work session of the City Council of the City of Newnan, Georgia was held on Tuesday, July 16, 2024 at 5:30PM in the Richard A. Bolin Council Chambers of City Hall with Mayor Keith Brady presiding.

Present

Mayor Keith Brady: Council members present: Ray DuBose, Cynthia Jenkins, Jim Thomasson, Dustin Koritko, Paul Guillaume. Absent – Rhodes Shell. Also present: City Manager, Cleatus Phillips; Assistant City Manager, Hasco Craver; Assistant City Manager, Meg Kelsey and City Clerk, Megan Shea

Call to Order

Mayor Brady called the meeting to order and delivered the invocation.

A. Presentation from Historical Concepts with Initial Concepts for Andrew Street and 57 East Projects

Ryan Yurcaba and Matt Schaefer with Historical Concepts introduced themselves. They began with a project overview, the context for the whole corridor. They showed a map of Newnan from 1911 with the areas being discussed highlighted, showing that at that time there were many small blocks in the central downtown and then they became a little larger and asymmetrical from there. Since then only a few small streets have been added.

The benefit of smaller blocks was discussed at the public meeting held on June 18th. Streets and smaller blocks give more route options to help distribute traffic, more parking options and more access to private property. More street frontage then the more opportunity for development. This all helps create a city with more density and strong identity.

During their research they also looked at the Livable Centers Initiative Report that was done in 2014. They showed a series of maps from this report illustrating building conditions, sub-standard, deteriorating and vacant properties. Sidewalks are almost non-existent on the eastern side. Another map showed owner occupied homes and mix of rentals.

Andrew St. Corridor

About a year ago Historical Concepts partnered with City Staff and had some of their interns come up with some ideas for the area. They were then asked to come back and look at this project more critically. There was a public meeting held on June 18th that was attended by business owners and homeowners around town. Image boards were looked at to get feedback on what people thought would look good in the area. The vision statement crafted from that meeting is, “The end result should be a dynamic neighborhood, blending together different uses, building styles and people groups. Green spaces and safe pedestrian/bike infrastructure should be integral and welcoming”. Words that were repeated were “friendly, eclectic and accessible”.

Elements that were discussed were residential, shops, restaurants, sufficient parking, green spaces and new life for the Mill. They showed images that people were able to vote on of different types of buildings that they would like to see. There were also written comments taken in. The top 6 images voted for were shown.

Councilman Koritko asked what “vernacular character” means? Mr. Schaefer explained that it means to be truer to the region, more humble character. Councilman DuBose asked if they were satisfied with the attendance at the meeting, the mix of people? Mr. Yurcaba said they passed out flyers just to that district and the City Manager stated that the intent was to get the property owners involved. Mr. Yurcaba said that a lot of the property involved is privately owned. He showed a map illustrating in colors the City owned, County owned, public right of way, private owned that will be included and some that will be excluded possibly. They did not design for any of the areas with functioning businesses and owner-occupied homes.

They showed their concept for infrastructure which would be a 50’ right of way, northbound and southbound lanes with parking on the left side only and a 5’ sidewalk and the LINC trail on the other side. Most of the right of ways already in this area are 50’ right of ways. Councilman Guillaume asked about costs. Mr. Yurcaba said there was an estimate given in 2019 but those are old numbers, costs would include the purchase of the 50’ right of way and all improvements outlined.

The vision plan showed principles including new buildings built close to street so they act like urban buildings, no large parking lots in front, parking in back or along the side. Retro fit old buildings, like the jail, for new uses. To the north where the stream corridor buffer is, they would love to see improvements and path connections. The residential areas they suggest pedestrian sidewalks be considered.

Councilwoman Jenkins asked about a pedestrian connection between Lee and Olive? Mr. Yurcaba said there could be a shared easement on the backs of some properties there for connection. This is just a suggestion that they illustrated. Councilman Thomasson asked if new zoning or building criteria would need to be created? Planning Director stated that additional guidelines would be needed. Mr. Yurcaba said one other suggestion was that Casey St. could connect to Andrew St. to create a block. That would require some land purchases.

57 East Broad

Mr. Yurcaba began by showing current site conditions of the property. It is a pad ready site, there are some topography issues to be addressed and there is tree canopy on the edge. They went with a similar process with this site as they did with Andrew St. They showed 4 different options with street and block breakdowns and associated cost estimates. They think extending Spring St. would be important to create a better street framework, no matter what option.

They showed a purposed framework, showing connecting Andrew St. from Broad St. to Salbide Ave. then extending Spring St. across into the site. This would create 4 blocks. They suggest sidewalk on one side and LINC connection on the other, just like Andrew St. The concept plans

showed hotel space and parking deck that could help block some railroad noise. The other spaces were undefined but could be residential, commercial and office.

Councilwoman Jenkins asked about pedestrian connection to the historic black business district and the site? This could open opportunities. Mr. Yurcaba said they did consider that and it would make sense. Councilwoman Jenkins thought more pedestrian traffic and less vehicular traffic such as can be seen in England and Pike Place Market in Seattle, more interactive spaces.

Mr. Yurcaba showed an alternate option that has a larger greenspace. Then he showed some graphics of building character that Council previously expressed interest in. A full project overview showed how the two sites tie together and illustrated the planned Bicentennial Park.

Next steps, they will take feedback from Council and create a vision book with planned diagrams and 3-D drawings. They will create a technical guide and a phasing and implementation guide with insights on development controls, incentives and architectural recommendations.

ADJOURNMENT

Motion by Councilman Koritko, seconded by Councilwoman Jenkins to adjourn the meeting at 6:24PM.

MOTION CARRIED. (6-0)

Megan Shea, City Clerk

Keith Brady, Mayor